

8000 Wolf River Blvd



Location: **385 Corridor Cluster**
385 Corridor Submarket
Shelby County
Germantown, TN 38138

Building Type: **Class A Office/Medical**

Status: **Built 2005**

Stories: **2**

RBA: **52,225 SF**

Typical Floor: **26,112 SF**

Total Avail: **22,157 SF**

% Leased: **57.6%**

Developer: -

Management: -

Recorded Owner: **Landstone Medical Partners LLC**

Parcel Number: **G0-220-0-0499**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,713	9,934	9,934	\$21.50/nnn	Vacant	Negotiable	New
P 1st	5,221	9,934	9,934	\$21.50/nnn	Vacant	Negotiable	New
P 1st	12,223	12,223	12,223	\$21.50/nnn	Vacant	Negotiable	New

